

GARAGES AND ACCESSORY BUILDINGS

CITY OF FRANKLIN

(414)425-0084

GENERAL REQUIREMENTS

(1) DEFINITIONS

(a) An attached private garage shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace, or vestibule, or a private garage so constructed as to form an integral part of the principal building.

(b) A detached private garage shall mean a private garage entirely separated from the principal building.

(c) Accessory buildings shall conform to all requirements of THIS CHAPTER.

(2) LOCATIONS - Detached garages shall be governed by the following unless otherwise provided for in appropriate zoning codes.

(a) Garages of wood frame construction shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced to not less than five (5) feet when the adjacent wall is protected as required for attached garages in ILHR 21.08(5). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest exterior garage or accessory building wall.

(b) Garages of masonry wall construction shall not be located less than five (5) feet from any residence building.

(3) AREA - All private detached garages shall be governed by the following unless otherwise provided for in appropriate zoning codes.

(a) Masonry bearing wall, twelve hundred (1200) square feet, maximum.

(b) Metal frame construction, seven hundred twenty (720) square feet, maximum.

(c) Wood frame construction, seven hundred twenty (720) square feet, maximum.

(d) Wood frame construction, nine hundred (900) square feet, on parcels of 40,000 sq. ft. or more.

(4) FOUNDATIONS AND FOOTINGS – Attached private garages shall be provided with the same type footings and foundations as required herein for the principal building. Concrete floor shall be not less than four (4) inches in thickness. Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. Reinforcement shall be a minimum of six by six (6 X 6)-inch wire mesh. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. The thickened edge shall have two (2) #4 horizontal reinforcement bars placed at the center. Exterior wall curbs shall be provided not less than four (4) inches above the finished ground grade adjacent to the garage. Bolts three-eighths (3/8) inches in diameter with nuts and washers attached, six (6) inches long, shall be embedded three (3) inches in the concrete curb of detached garages, eight (8) feet on centers.

(5) FLOOR SURFACE – The floor in all private garages shall be of concrete construction and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted, except for drainage.

(6) CONSTRUCTION – Private garages shall be constructed as follows: (see detail (c) for detached garages.)

(a) Load bearing foundation walls and partitions shall be constructed as herein regulated except as stated above.

(b) Detached private garages of wood frame construction shall be constructed with the following requirements.

1. Studs may have a maximum spacing of twenty-four (24) inches on centers.

2. Diagonal corner bracing shall be installed on both walls at each corner. Diagonal corner bracing may be applied on the inside surface of studs.

3. Corner posts may consist of two (2) two by four (2 x 4) inch studs or a single four by four (4 x 4)-inch stud.

4. Collar beams at the top plate and collar ties in the upper one third of the roof shall be installed with a maximum spacing of forty-eight (48) inches on center. Collar beams may be two by six (2 x 6) inch. Collar ties shall be at least two by four (2 x 4) inch for roof slopes less than four (4) inches per foot. A one by six (1 x 6) inch collar tie may be used for roof slopes four (4) inches per foot or greater.

5. Detached garage roof shall be framed in accordance with the applicable requirements of section ILHR 21.28

(7) HEIGHT – The maximum building height is 15 feet.

(8) BUILDING SETBACKS - Garages and accessory buildings shall be located as required by the Unified Development Ordinance. Contact the Zoning and Planning Administrator for individual property setbacks.

(9) INSPECTIONS

(a) **SLAB** - When forms, gravel, and reinforcing are installed, but prior to pouring concrete. Locate and clearly identify all corner lot markers that are relevant to the location of the structure.

(b) **ROUGH/FINAL** - When building framing is complete, but prior to any interior wall finish.

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ACCESSORY BUILDINGS

DEFINITION:

Any building not exceeding 150 square feet in area.

Construction of accessory building shall comply with all of the requirements of GENERAL REQUIREMENTS #'S 4 thru 7.

The building may be constructed on a wooden floor constructed of decay resistant material and securely ANCHORED in place or on a slab or foundation which must comply with #4 of the general requirements.

LOCATION

1. No accessory buildings are allowed on vacant lots.
2. No construction is allowed within an easement.
3. No accessory buildings are permitted in the front yard area.
4. **DOUBLE FRONTAGE LOTS** – Accessory buildings may be located in the rear yard area however it must comply with the required front yard setbacks of the zoning district. Accessory structures may not be placed in the rear or exterior corner side yard on lots with three street frontages.
5. Accessory buildings 150 square feet in area or less may be located a minimum of 5 feet from side property lines.
6. Accessory buildings 150 square feet in area or less the building may be located a minimum of 5 feet from the rear property line.
7. No part of an accessory building shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side setback of the zoning district, or not any closer to the street than the distance from the street to the principal building to which it is accessory, whichever distance is greater.
8. The building must be located a minimum of 10 feet from any adjacent buildings. If a 5/8" thick "Type X drywall" firewall is used, the building may be no closer than 5 feet from adjacent buildings.
9. Inspections are to be as per item 9 of garage general requirements.
10. The maximum building height is 15 feet.

BUILDINGS LARGER THAN 150 SQUARE FEET IN AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL REQUIREMENTS, INCLUDING CONCRETE SLAB OR FOUNDATIONS.

APPLICATIONS FOR PERMITS

AN APPLICATION FOR A PERMIT SHALL INCLUDE THE FOLLOWING INFORMATION:

- (A) A detailed site plan (copy of a plat of survey, **ACTUAL SCALE, NOT ENLARGED OR REDUCED**) showing the exact location of the proposed garage or accessory structure in relation to the existing buildings and lot lines. One copy required.
- (B) Detailed building plans and material list of all materials used to construct the proposed building (or brochure from the manufacturer).
One (1) copy required (if plan is larger than 11" x 17")
(2) copies required.)
- (C) An estimate of cost of construction
- (D) Plan Review Fee: \$50.00 for accessory buildings 240 sq. ft. and over.

PERMIT FEES:

Permit Fee: \$.20 /sq. ft. – The minimum permit is \$50.00.
Buildings 240 sq. ft. and over \$40.00 Occupancy Permit Fee.

